



Address: [3112 SANGRIA LN](#)
City: FORT WORTH
Georeference: 34618-1-23
Subdivision: RIVERSIDE PLACE
Neighborhood Code: 3K600Y

Latitude: 32.9632818845
Longitude: -97.2954491619
TAD Map: 2060-468
MAPSCO: TAR-008W



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: RIVERSIDE PLACE Block 1 Lot 23

Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
NORTHWEST ISD (911)

State Code: A
Year Built: 2016
Personal Property Account: N/A
Agent: CHANDLER CROUCH (11730)
Protest Deadline Date: 5/24/2024

Site Number: 800014857
Site Name: RIVERSIDE PLACE 1 23
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,068
Percent Complete: 100%
Land Sqft^{*}: 5,500
Land Acres^{*}: 0.1263
Pool: N

+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
RUTO BEATRICE C
Primary Owner Address:
3112 SANGRIA LN
FORT WORTH, TX 76177

Deed Date: 3/9/2017
Deed Volume:
Deed Page:
Instrument: [D217053585](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DR HORTON - TEXAS LTD	8/26/2016	D216197971		
MM FINISHED LOTS II LLC	8/22/2016	D216192743		



VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$285,492	\$80,000	\$365,492	\$365,492
2024	\$285,492	\$80,000	\$365,492	\$365,492
2023	\$325,856	\$80,000	\$405,856	\$334,565
2022	\$304,566	\$60,000	\$364,566	\$304,150
2021	\$216,500	\$60,000	\$276,500	\$276,500
2020	\$216,500	\$60,000	\$276,500	\$276,500

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

- HOMESTEAD GENERAL 11.13(b)

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.